

**The Dearborn Zoning Board of Appeals (ZBA) will hold a public hearing on Thursday, September 20, 2007 at 5:30 p.m. in the City Council Chambers (13615 Michigan Avenue) for the purpose of considering the following appeals.**

**Tabled Appeal #07-118 (Use Variance):** Requesting to occupy a reduced, existing structure for use as a combination retail/wholesale bakery (3,800 sq.ft.), in a Local Business (BA) district property located at 1660 Telegraph N. (formerly Michelangelo's Upholstery Restoration). Existing Non-Conformities: Landscaping, loading space, off-street parking, and setbacks. Nature of request: Off-Street Parking = 5 spaces (Code: 11); Use Not Permitted = Combination retail/ wholesale bakery (Code: Not allowed in BA district).

**Appeal #07-142 (Use Variance):** Requesting to build-out a 2nd floor tenant space (1143 sq.ft.) for use as a sleep lab, in a Community Business (BB) district property located at 13201 Warren (2-Story Retail/Office Center). Existing Non-Conformities: Dumpster location, off-street parking, parking setback, access drive, landscaping, obscuring wall, and outdoor dining. Nature of request: Off-Street Parking = 4 spaces (Code: 7); Use Not Permitted = Overnight patient lodging.

**Tabled Appeal #07-160:** Requesting to construct a 1-story addition and large porch on the front and a 1-story addition and deck to the rear of an existing home with in-ground pool, in a One-Family Residential (RA) district property located at 22725 Alexandrine. Existing Non-Conformities: Side yard setback (3' west); combined side yard setback (11.5'). Nature of request: Accessory Structure Setback = 5' setback to pool (Code: 10'); Compatibility review required = Front addition & large porch; Combined Side Yard Setback = 8' (Code: 18'); Maximum Lot Coverage = 40% (Code: 35%).

**Appeal #07-169:** Requesting to renovate existing vacant buildings to occupy as a restaurant with carry-out and retail use, in a General Business (BC) district property located at 14359 -14405 Michigan Ave. Existing Non-Conformities: No obscuring wall. Nature of request: Off-Street Parking = 8 spaces (Code: 34); Parking Setback = 12' (Code: 20' from curb); Loading Space = None; Outdoor Activities = Outdoor dining.

**Appeal #07-170:** Requesting to complete interior renovation and front porch addition, in a One-Family Residential (RA) district property located at 7539 Hartwell. Existing Non-Conformities: Lot coverage (42%); combined side yard setback. Nature of request: Compatibility Review Required = Covered front porch addition; Maximum Lot Coverage = 45% (Code: 35%).

**Appeal #07-171 (Use Variance):** Requesting to collocate antennas on existing chimney and place electronic equipment cabinets on a 14' x 14' concrete slab for a wireless communication facility, in a One-Family Residential (RA) district property located at 4951 Ternes (Woodworth Middle School). Existing Non-Conformities: Chimney height. Nature of request: Use not permitted = Wireless antennas & support equipment.

**Appeal #07-173 (Use Variance):** Requesting to allow the previously approved day care facility addition to be used as a kindergarten facility, in a Community Business (BB) district property located at 12720 Ford Rd. (Children's Garden Development Center). Nature of request: Use Not Permitted = Private Kindergarten (Code: Residential District).

**Appeal #07-174:** Requesting to build a 14' x 18' addition to an existing 22' x 22' detached garage, in a One-Family Residential (RA) district property located at 22907 Wilson Ave. Nature of request: Maximum garage size = 792 sq. ft. (Code: 700 sq. ft.); Maximum garage height = 15' (Code: 14').

**Appeal #07-176:** Requesting to demolish existing 2-car garage and to build a new 1-car garage, in a One-Family Residential (RA) district property located at 6340 Mead. Existing Non-Conformities: Garage setback, lot coverage 36%, pavement coverage 36%. Nature of request: Garage size = 14' x 20' (Code: 20' x 20'); Off-street parking = 1 space (Code: 2 spaces); Lot pavement coverage = 38% (Code: 25%).

**Appeal #07-177:** Requesting to occupy existing building as a wholesale bakery, in a Light Industrial (IA) district property located at 8826 Brandt (Cedar Bakery). Existing Non-Conformities: Lot coverage; front setback; side setback; rear setback; parking setback from residential district; landscaping; obscuring wall. Nature of request: Off-street parking = 4 spaces (Code: 9); Loading space = None (Code: 1).

**Appeal #07-178:** Requesting to construct a 3,252 square foot commercial type building for retail/office use, in a Community Business (BB) district property located at Schaefer (southwest corner of Schaefer and Henson, Lots 1-3). Nature of request: Off-Street Parking = 13 spaces (Code: 17); Parking Setback = 14' (Code: 20' from curb); Parking Setback = 9' (Code: 20' from residential); Loading Space = None; Obscuring Wall = None.

The public may appear at the public hearing in person, or by counsel. Interested parties may also submit comments to: City of Dearborn Zoning Administrator, Economic and Community Development, 13615 Michigan, Suite 9, Dearborn, MI 48126-3852; or by fax to 313-943-2776, up to and including the day before the meeting.

Individuals with disabilities who require special accommodations, auxiliary aids or services to attend or participate in this action should contact 313-943-2195 or TDD 313-943-2074. Reasonable advance notice is required.